

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - March 17, 1971

Appeal No. 10693      John McGann, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of March 23, 1971.

EFFECTIVE DATE OF ORDER - May 21, 1971

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit second story side addition to dwelling at 3513 Rodman Street, NW., Lot 813, Square 1959, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two story brick detached single family dwelling.
3. The appellant proposes to construct a second story addition over the existing porch of the dwelling. (See Exhibit No. 2).
4. The existing porch will not be altered. The existing dwelling without the porch is 25 feet by 33 feet and the existing porch is 8 feet by 20 feet. The existing side yard is 5 feet instead of the required 8 feet. (See Exhibit No. 2)
5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Appeal No. 10693  
May 21, 1971  
PAGE 2

OPINION Cont'd:

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.